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## COMMUNITY BOARD NO. 2, MANHATTAN

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### SLA LICENSING COMMITTEE 2

The SLA Licensing Committee #2 of Community Board 2, Manhattan, held an in-person, non-hybrid meeting at 6:30 PM on Thursday November 9, 2023, at Church of St. Anthony of Padua, Lower Hall, 154 Sullivan St.

Committee Board Members Present: D. Raftery (Chair), C. Booth, K. Bordonaro, E. Olsen and Dr. S. Smith

Committee Board Members Absent with Notice: C. Flynn, B. Pape

Public Members Present: R. Ely

### RESOLUTIONS:

#### 1. **Zimmi's NY LLC 72 Bedford St 10014 (OP-Restaurant)**

- i. **Whereas**, the Applicant and Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Committee to present an application to the NYS Liquor Authority for a new On-Premises Liquor License to operate a full-service farm to table, wine-centric restaurant in the ground floor of a six (6)-story, R6-zoned, walk-up building (c. 1901) on Bedford Street between Commerce and Morton Streets (Block #587/Lot #7), this building falling within NYC LPC's Greenwich Village Historic District; and
- ii. **Whereas**, the ground floor premises is approximately 2,890 sq. ft. with approximately 800 sq. ft. on the ground floor and 2090 sq. ft. in the basement, the basement being accessed by an interior stairway and being used for storage only with no patron use; there will be 17 tables with 45 seats and one (1) bar with six (6) seats for a total patron occupancy of 51 seats with a maximum legal occupancy of 74 persons; there is one (1) entry which will serve as patron ingress and egress with an additional door for emergency egress on Commerce Street and two (2) bathrooms; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; there will be no outdoor seating; and
- iii. **Whereas**, the hours of operation will be Saturdays to Sundays from 11 AM to 12 AM Sundays through Saturdays (7 days a week), music will be quiet, ambient recorded background only; there will be no dancing, DJ's, live music, no promoted events or scheduled performances, no cover fees, and no televisions; there will be no sidewalk café seating or other exterior service of alcohol included with this application; and

- iv. **Whereas**, the Applicant originally appeared before the committee in October/2023 at which time there was opposition raised by Bedford Barrow Commerce Block Association and other local residents due to the lack of any outreach, the area being residential and any adverse quality of life impacts would greatly affect the local community, the Applicant hearing those concerns asking to lay the application over to this month in order to meet with the neighbors, having done so gaining support of the Bedford Barrow Commerce Block Association and residents who sent letters and appeared this month to support the application; and
- v. **Whereas**, the storefront premises was previously operated for almost 25 years (from 1998 to December 23, 2022) as Casa with an On-Premises license under Sinha LLC, SN# 1026053; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the “Method of Operation” of the On-Premises Restaurant License, with those stipulations as follows:
1. The Applicant will operate a full-service farm to table wine-centric restaurant with full menu items available until closing every nights.
  2. The hours of operation will be Sundays to Saturdays from 11 AM to 12 AM every day/night.
  3. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  4. Will not operate a backyard garden or any outdoor area for commercial purposes including any sidewalk or roadbed seating.
  5. Will play quiet ambient recorded background and live music only. No music will be audible in any adjacent residences at any time.
  6. All doors/windows will be closed at all times.
  7. Will not have televisions.
  8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
  9. Will not have patron occupancy/service to any portion of the basement of licensed premises.
  10. Will not install or have French doors, operable windows or open facades.
  11. Will not make changes to the existing façade except to change signage or awning.
  12. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
  13. Will not have unlimited drink or unlimited food and drink specials. It will not have “boozy brunches” and will not sell pitchers of beer.
  14. There will be no “bottle service” or the sale of alcohol by the bottle, except for beer and wine products.
  15. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
  16. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
  17. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

18. Will appear before CB2, Man. for alteration to license prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

- vii. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest and public convenience would be served by the granting of a liquor license at this location where there already are a significant number of licensed establishments in Community Board 2 and in the immediate area, there being **90 active licensed premises** within 750 feet of the subject premises, in addition to 11 pending licenses, the Applicant meeting with the neighbors and local block association and gaining their support, the hours of operation being reasonable, the Applicant executing a stipulations agreement with Community Board 2 Manhattan for the sole purpose of establishing public interest; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for new On-Premises Restaurant Liquor License in the name of **Zimmi's NY LLC 72 Bedford St 10014** **unless** the statements presented by the Applicant are accurate and complete and that all the conditions and stipulations agreed to by the Applicant are incorporated into the "Method of Operation" of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

**Vote:** Unanimous in favor (6-0)

**2. Chrome Flats LLC 366 W 12th St aka 767 Washington St, 2nd door 10014 (OP-Restaurant)**

- i. **Whereas**, the Applicant and the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Committee to present an application to the NYS Liquor Authority for a new On-Premises Liquor License to operate via a licensing agreement a Jean Georges Vongerichten restaurant in the ground floor of a three (3)-story, C1-6A-zoned, mixed-use building (c. 1842) on the southeast corner of Washington and 12th Streets (Block #640/Lot #40), this building falling within NYC LPC's Greenwich Village Historic District; and
- ii. **Whereas**, the ground floor premises is approximately 2,440 sq. ft. with approximately 1,340 sq. ft. on the ground floor and 1,100 sq. ft. in the basement, the basement being accessed by both an interior stairway and exterior sidewalk hatch and being used for storage only with no patron use; there will be 12 tables with 46 seats and one (1) bar with ten (10) seats for a total seated patron occupancy of 56 seats with a maximum legal occupancy of 65 persons; there are two (2) doorways used for patron ingress and egress and two (2) bathrooms; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; there will be no outdoor seating; and
- iii. **Whereas**, the hours of operation will be Saturdays to Sundays from 12 PM to 12 AM Sundays through Saturdays (7 days a week), music will be quiet, ambient recorded background only inclusive of any private parties or events; there will be no dancing, DJ's, live music, no

subwoofers, no promoted events or scheduled performances, no cover fees and no televisions;  
and

- iv. **Whereas**, there will be a sidewalk café located adjacent to the building on West 12<sup>th</sup> Street consisting of not more than four (4) tables and 10 seats complying with all outdoor dining and sidewalk regulations; all sidewalk seating will end at 10 PM Sundays through Thursdays and 11 PM Fridays and Saturdays; and
- v. **Whereas**, the storefront premises was previously operated with an On-Premises Liquor License for 35 years from 1983 to 2018 as Tortilla Flats Inc (SN# 1025686), a [West Village Institution](#) and neighborhood restaurant, and has remained vacant since that restaurant's closing in 2018; and
- vi. **Whereas**, this application was originally presented to CB2, Manhattan in October/2023 by the Attorney and a representative from the Jean Georges Vongerichten management company, the actual Applicant and sole Principal being unavailable; the Applicant being the COO of Chrome Hearts, a luxury brand which has a 16,000 sq. ft. retail store on the southern end of the same block on Washington Street at Bethune St. that opened in 2017, where apparently all their new products debut; in addition, members of Chrome Hearts own the premises of the instant application in addition to the adjacent building on West 12<sup>th</sup> Street which runs full block through to Bethune Street abutting the eastern side of both the location which is the subject of this application and the Chrome Hearts store; and
- vii. **Whereas**, at the October/2023 meeting, the Attorney presented closing hours of 1 AM and 2 AM on weekends, the 30-day notice indicating outdoor rooftop use with the Attorney explaining that was an error, nearby residents and a representative of the Jane Street Block Association appeared in opposition with concerns about the application, there having been no outreach to neighbors or the local block association despite ownership of the retail store on the same block for over 6 years and living in the neighborhood, those concerns had to do with the relationship between Chrome Hearts and the proposed restaurant, residents stating that though the store always seems empty there are frequently for-hire and chauffeured vehicles parked and double-parked outside which continuously block the bike lane, concerns being that the restaurant will attract a similar crowd that travels in for-hire and chauffeured vehicles leading to congestion on 12<sup>th</sup> Street, that the closing hours were too late for a restaurant and later than other Jean Georges restaurant including those in the immediate area, as Jean Georges Vongerichten's management company was not listed as one of the principals only operating through a management agreement, additional concerns were raised that while the public interest was presented as having a new Jean Georges restaurant (there is another Jean Georges restaurant a few blocks away at 176 Perry St) the actual operators of the restaurant could change at any time, even prior to the space opening; additional concerns were raised that the Applicant himself was not present to hear or address any of the concerns being raised; and
- viii. **Whereas**, the Attorney and Jean Georges representative agreeing in October/2023 to lay the application over to do further outreach to the community, having done so they returned this

month meeting in November/2023 with the Applicant/Principal as well, they reluctantly reduced the requested interior hours to midnight and 1 AM weekends when it was pointed out that all other Jean Georges restaurant close earlier, the Applicant also requesting 11 PM and midnight on weekends for the exterior seating, they would not be having DJs, live music; nearby residents and a representative of the Jane Street Block Association once again appeared stating that the hours were still too late on the interior and exterior, they still did not have clarity about the relationship between the Chrome Hearts store and the restaurant, that there were press reports of Jean Georges catering events at the Chrome Hearst retail store already occurring, which [some guests refer to as the “Chrome Hearts clubhouse”](#) and concerns that those type of events with many celebrities and associated impacts will also occur at the proposed restaurant, that no theme had yet been established for the restaurant, meaning the type or style of food being served, only that it was a collaboration between Chrome Heats and Jean Georges; the immediate area being surrounded by residences, concerns that the Applicant, who resides in LA, does not appreciate the quiet character and nature of the residential neighborhood and the impact of both for-hire and chauffeured vehicles waiting on West 12<sup>th</sup> Street, and patrons leaving at the early morning hours will have on the residents there, and

- ix. **Whereas**, additionally the Applicant stated they were doing a complete historical renovation of the ground level façade on West 12<sup>th</sup> Street to return the location to its original features as shown in 1930’s historical photos as part of the public benefit, the renovation would open a bricked up doorway located near the corner, in subsequent questioning it became apparent that they were not in fact doing a complete historical renovation of the West 12<sup>th</sup> St façade as there were other doorways and windows at ground level that completed the rhythm of the historical nature of the upper floors that were not being reinstated, this is simply opening and using a single doorway on West 12<sup>th</sup> Street which would shift a patron emphasis to the more residential street; and
- x. **Whereas**, upon further discussion the Applicant agreed to closing hours of midnight 7 days a week which are typical of area restaurants, closing of the outside seating at 10 PM and 11 PM on Fridays and Saturdays and that music would be background only, inclusive of any private parties or events; and
- xi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the “Method of Operation” of the On-Premises Restaurant License, with those stipulations as follows:
  - 1. The Applicant will operate a full-service Jean Georges Vongerichten restaurant with full menu items available until closing every night.
  - 2. The hours of operation will be Sundays to Saturdays from 12 PM to 12 AM every day/night.
  - 3. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  - 4. Will not operate a backyard garden or any outdoor area for commercial purposes except for a sidewalk café located immediately adjacent to the storefront on West 12th Street

complying with all outdoor dining and sidewalk regulations and having not more than 4 tables and 10 seats. No exterior music, speakers or TVs.

5. No roadbed seating.
  6. All outdoor seating will close no later than 10PM Sundays through Thursdays and 11PM Fridays and Saturdays. All tables and chairs will be removed from the sidewalk at this hour.
  7. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
  8. Will not have subwoofers.
  9. Will not have televisions.
  10. Will close all doors and windows at all times, allowing only for patron ingress and egress.
  11. Will not have patron occupancy/service to any portion of the basement of licensed premises.
  12. Will not install or have French doors, operable windows or open facades.
  13. Will not make changes to the existing façade except to change signage or awning.
  14. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
  15. Will not have unlimited drink or unlimited food and drink specials. It will not have “boozy brunches” and will not sell pitchers of beer.
  16. There will be no “bottle service” or the sale of alcohol by the bottle, except for beer and wine products.
  17. Will not have more than 24 private events per year.
  18. Will ensure staff manages the flow of for-hire vehicles to prevent congestion on Washington and West 12th Streets.
  19. In conjunction with a Jean Georges Vongerichten restaurant, security personnel/doorman will not be used to limit entrance to those 21 and older. Premises will be open to patrons under 21 at all
  20. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades.
  21. Will appear before CB2, Man. if there is a change in restaurant management from Jean Georges Vongerichten.
  22. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
  23. Will appear before CB2, Man. for alteration to license prior to submitting plans for any sidewalk, roadbed or other outdoor seating.
- xii. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest and public convenience would be served by the granting of a liquor license at this location where there already are a significant number of licensed establishments in Community Board 2 and in the immediate area, there being **27 active licensed premises** within 750 feet of the subject premises, in addition to 2 pending licenses, there being an overwhelming number of licenses in the same zip code and in Community Board 2, the hours of operation being reasonable, the Applicant executing a stipulations agreement with Community Board 2 Manhattan for the sole purpose of establishing public interest; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for new On-Premises Restaurant Liquor License in the name of **Chrome Flats LLC 366 W 12th St aka 767 Washington St, 2nd door 100144** **unless** the statements presented by the Applicant are accurate and complete and that all the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

**Vote:** Unanimous in favor (6–0)

**3. 93 Greenwich, LLC dba Chez Stanley, 93 95 Greenwich Ave. 10014 (OP–Restaurant) (Alteration)**

- i. Whereas,** the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Committee to present an application to the NYS Liquor Authority for an Alteration to their On-Premises Restaurant Liquor License (SN#1356334, exp 9/30/25) for their new neighborhood bistro restaurant located within a six story residential building (circa 1929) on Greenwich Avenue. between West 4<sup>th</sup> and Bleecker Streets, this building falling within NYC LPC’s designated Greenwich Village Historic District; and
- ii. Whereas,** the Applicant originally appeared in [November/2022](#) to operate a full-service restaurant in a previously-licensed premises (Little Owl), the Alteration Application is to add the adjacent storefront to the licensed premises, the combined storefront being roughly 2,083 sq. ft., comprised of an interior ground floor space of approximately 1,277 sq. ft. and a cellar of approximately 806 sq. ft. (with no patron use of basement); there will be a total of 63 patron seats, comprised of 26 tables with 59 seats and 1 stand-up bar with 4 seats; the storefront’s infill being fixed and there are no French doors or operable windows, with 2 patron entrance/exit and 1 bathroom; and
- iii. Whereas,** the Applicant also plans to have sidewalk seating immediately in front of the storefront to be licensed, with 5 tables and 10 patron seats that will close by 10 PM Sunday–Thursday and by 11 PM Fridays and Saturdays, with no other exterior service of alcohol included in this application; and
- iv. Whereas,** the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the “Method of Operation” of the Restaurant On Premises License, with those stipulations as follows:
  1. The Applicant will operate a full-service neighborhood bistro with a full-service kitchen, with the kitchen open and the full menu available until closing every night.
  2. The hours of operation will be Sunday through Thursday from 10:00 AM to 12:00 AM, Fridays and Saturdays from 10:00 AM to 1:00 AM.
  3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  4. Will not have televisions.

5. Will not operate a backyard garden or any outdoor area for commercial purposes except for sidewalk café located immediately adjacent to the storefront complying with all outdoor dining and sidewalk regulations and consisting of not more than four (5) tables and eight (10) patron seats. No exterior music, speakers or TVs
6. No roadbed seating.
7. Sidewalk café will close no later than 10 PM Sunday to Thursday and no later than 11 PM Fridays and Saturdays. All tables and chairs will be removed at this hour.
8. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences anytime
9. Will close all doors and windows at all times, allowing only for patron ingress and egress
10. Will not install or have French doors, operable windows or open facades.
11. It will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
12. It will not have unlimited drink or unlimited food & drink specials. It will not have “boozy brunches” and will not sell pitchers of beer.
13. There will be no “bottle service” or the sale of alcohol by the bottle, except for beer and wine products.
14. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
15. Will appear before CB2, Man. for alteration to license prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for a new Restaurant On Premises Liquor License to **93 Greenwich, LLC d/b/a Chez Stanley, 93 95 Greenwich Ave. 10014, unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the SLA Restaurant On Premises License.

**Vote:** Unanimous in favor (6–0)

4. **Sedona Club Inc. d/b/a to be determined, 39 Clarkson St., 6<sup>th</sup> Floor and Rooftop 10014** (New OP–Private Member Club) (*Previously Unlicensed*)
  - i. **Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee to present an application for a new club license to operate a private members club located in a six-story building (circa 1920) on Clarkson Street between Hudson and Greenwich Streets, this building having previously operated for decades as a manufacturer of chocolate known as the Kopper’s Chocolate Factory in Greenwich Village; and
  - ii. **Whereas**, the Applicant seeks to operate on the sixth-floor interior (3500 sq.ft.) and rooftop (2,850 sq. ft.) as a private membership club in a previously unlicensed location, the building also being the very recent subject of yet another large eating and drinking establishment on the ground and second floors (also previously unlicensed), with that additional license pending before the NYSLA (Ossea LLC; Ser. #1361986); and



- iii. **Whereas**, the new private members club will have an extensive rooftop space, all of which will be covered and there will be privacy, sound proofing wall on the east side, with that portion of the rooftop directly facing, within a relatively short distance, the bedrooms and living quarters of residential apartments located on the top floors of a large condominium building known as the Printing House at 421 Hudson Street, the Condominium Board having appeared after receiving notice of the Applicant's plans on the rooftop, having retained a lawyer due to significant opposition from residents living therein, the Condominium's Board representing the majority of owners ultimately negotiating a stipulation agreement, in compromise over a span of two months, to limit the operations of the private members club in a satisfactory manner so that it could open and co-exist despite the closeness of the private members rooftop operations; and
- iv. **Whereas**, the new membership only club will operate on the sixth floor with 31 tables and 78 patron seats, including lounge seating, one stand up bar with 4 seats and an Omakase food counter with an additional 12 seats, for a total interior seating capacity of 78, with a full service kitchen and stairs leading to the rooftop space, where there will be no rooftop stand up bar, no music of any kind, played or orchestrated, where all patrons will be seated, and where patron occupancy on the rooftop will never exceed 65 persons, the rooftop being divided into two spaces, the first (1,966 sq. ft.) covered with glass and the second (883 sq. ft.) covered by an awning; and
- v. **Whereas**, the glass covered portion of the rooftop will be covered by sliding panels, supporting materials and vertical Vinyl Barrier blankets that meet or exceed the Sound Transmission Class of 33, or its equivalent, with any and all openings in the structures facing north and east, including all portions facing the Printing House Condominium, or materials that meet or exceed the recommendations of the acoustic survey performed by experts for the Sedona Club, with such sliding panels having no gap with other structures, sealed shut when closed, and offering no space for sound or light to escape; the glass, sliding panels, and other structures remaining sealed and closed at all times; and
- vi. **Whereas**, the awning covered rooftop space will be covered to the sky exposure plane by a retractable awning with a Sound Transmission Class of 26 (STC 26) or better, and like the glass covered portion of the rooftop, there shall be no gap or space between the awning and the Rooftop Protective Barrier (as described below) and the retractable awning will not be retracted or otherwise opened during hours of operations; and
- vii. **Whereas**, there will be a Rooftop Protective Barrier installed along the 20-foot portion of the Sedona Club rooftop's east parapet facing the Printing House Condominium where there is no structure, including but not limited to the portion immediately adjacent to the Awning Covered Rooftop, where the "Safety Barrier" will be present; this Safety Barrier will be a trellis with an embedded transparent vertical Mass Loaded Vinyl barrier blanket with a Sound Transmission Class of 26 (STC 26) or a transparent fence that incorporates a material with similar or better acoustic mitigation properties. The Safety Barrier shall extend at least to the height of the awning, or as high as permissible; and

- viii. Whereas,** there will be no heating or cooling equipment used at or on any part of the rooftop, including but not limited to air conditioners, heaters, open or closed flame heaters, no smoking or drug use, there will be background music to the interior only, with all doors and windows leading to the interior from the rooftop spaces being closed at all times except for patron/waitstaff egress, and all windows and doors to the exterior on the sixth floor being closed at all times; and,
- ix. Whereas,** the Applicant entered into a stipulation agreement with Community Board 2 as follows:

**Hours of operation:**

**6<sup>th</sup> Floor: \***

Monday – Wednesday 9:00AM to 1:00AM (no service of alcohol before 11:30AM)  
 Thursday – Saturday 9:00AM to 2:00AM (no service of alcohol before 11:30AM)  
 Sundays 9:00AM to 4:00 PM (no service of alcohol before 11:00AM)

**Glass Covered (Interior) Rooftop:\***

Monday – Saturday (Nov. 1 to March 31) 9:00AM to 9:00PM  
 Monday – Saturday (April 1 to Oct. 30) 9:00AM to 10:00PM  
 Sundays 9:00AM to 4:00PM  
 (no service of alcohol before 10:00AM)

**Awning Covered (Exterior) Rooftop:\***

Monday – Saturday 9:00AM to 9:00PM (no service of alcohol before 9:00AM)  
 Sundays 9:00AM to 4:00PM (no service of alcohol before 10:00AM)

\* **NO** patrons will remain after stated closing time.

1. Will operate a full-service restaurant with the kitchen open and full menu items available until closing every night.
2. Will not operate as a Nightclub, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
3. Will not operate a backyard garden or any outdoor area for commercial purposes except for on the building rooftop. No exterior music, speakers or TVs.
4. No sidewalk or roadbed seating.
5. Service on the rooftop will be to seated patrons only at all times.
6. There will be no heating or cooling equipment used on any part of the rooftop.
7. Occupancy on the rooftop will not exceed 65 persons including staff at any time.
8. Will play quiet ambient recorded background music only, inclusive of any private parties or events. Music will be at levels in accordance with stipulation agreement between Printing House Condominiums and so as not to cause a disturbance in any adjacent residences at any time.
9. Will close all doors and windows at all times, allowing only for patron ingress and egress.
10. Operable doors between interior and exterior rooftop areas will remain closed at all time, allowing only for patron/server ingress and egress.
11. Will not have more than 24 private parties on the rooftop per year. Only members of the private club may host parties for his or her guests. . Private parties shall mean full buy-outs of the entire rooftop.

12. All stipulations agreed to between Printing House Condominiums and The Sedona Club Inc. on October 5, 2023 (see attached 6 page stipulation agreement) including but not limited to soundproofing and limitations of Sedona Club’s use and occupancy of rooftop spaces shall be incorporated with these stipulations.
  13. Will comply with NYC Department of Buildings Regulations and will obtain Place of Assembly Certificate and keep current at all times required Permits and Certificates.
  14. Will provide a Letter of No Objection, Certificate of Occupancy or Temporary Certificate of Occupancy permitting eating and drinking for premises proposed to be licensed prior to opening.
  15. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
  16. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
  17. Will not have: Dancing, DJs, Live Music, Promoted Events, any event where cover fee is charged, Scheduled Performances (but may have scheduled events or programming), Velvet ropes or metal barricades or Security Personnel.
  18. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein
- x. **Whereas**, despite the stipulation agreement brokered between the Printing House Condominium and the Applicant, condominium owners still appeared in opposition to this liquor license voicing legitimate questions and concerns regarding the completeness and soundness of the Applicant’s agreement to soundproof the rooftop, and establish a privacy screen on the east side of the building facing those apartment directly exposed by their operations, and whether those actions could be accomplished in a proper and sufficient manner, with this application being subject to the 500 foot rule; and
- xi. **Whereas**, still additional questions were raised as to whether the private members club satisfies and meets the statutory elements of a Club License, in conjunction with other NYS regulations governing not-for-profit entities or organizations, where such licensees may only be issued to an organization operated solely for recreational, social, patriotic, political, benevolent or athletic purposes, and which may not be issued where the intent is to traffic in alcoholic beverages for profit or for pecuniary gain; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan requests the Licensing Division of the NYSLA review and determine whether the membership club operated by the Applicant properly qualifies for the class of liquor license being sought; and

**THEREFORE BE IT FURTHER RESOLVED** that if the Applicant does qualify for such license, Community Board 2, Manhattan recommends **denial** of the application for a new Club liquor license to **Sedona Club Inc. d/b/a to be determined, 39 Clarkson St., 6<sup>th</sup> Floor and Rooftop 10014 unless** the statements the Applicant has presented are accurate and complete and that the above-stated conditions and existing stipulations agreed to by the Applicant are incorporated into the Method of Operation on its Liquor License.

**Vote:** Unanimous in favor (6-0)

**5. Parcelle 522 Hudson LLC d/b/a Parcelle, 522 Hudson St. 10014 (New Tavern Wine)**  
*(Previously Unlicensed)*

- i. Whereas,** the Applicants and their Attorney appeared before Community Board 2, Manhattan’s SLA Committee to present an application to the NYS Liquor Authority for new Tavern Wine Liquor License to operate a Wine Bar in a corner, ground floor storefront located within a four-story, residential apartment building (circa 1949) at the corner of Hudson and Perry Streets; with this building falling within NYC LPC’s designated Greenwich Village Historic District; and,
- ii. Whereas,** the storefront proposed to be licensed was previously operated since 2017 as a fitness studio, and before that for decades as a dry cleaner, the corner storefront having never previously operated for eating and drinking or licensed for the service of alcohol, the interior ground floor premises is roughly 900 sq. ft., with a set of stairs leading to 600 sq. ft. basement (basement for storage purposes only), there is no full-service kitchen, the service of alcohol being the primary method of operation with a complementary small dish, cold food offering, the Applicant seeking to operate on the adjoining public sidewalks on Hudson and Perry Streets as well as the roadbed running along Perry Street, for a total of 25 tables and 64 exterior patrons seats, the exterior seating exceeding the number of patron seats for the interior, where there will be an additional 12 tables and 43 seats, with only 1 bathroom to serve all patrons and staff, the store front infill being fixed without operable doors or windows that open out to the sidewalk even though a new doorway entrance is planned to be installed on Perry Street, in addition to the existing entrance on Hudson Street; and,
- iii. Whereas,** the Applicant’s hours of operation will be Sundays to Saturdays from 5PM to 12AM, music will be quiet recorded background only; there will be no DJ’s, no promoted events, no live music or scheduled performances, no cover fees, and no televisions; and,
- iv. Whereas,** the addition of 64 exterior seats on the public sidewalks, and roadbed on Perry Street, is excessive and inappropriate for this residential neighborhood, especially on Perry Street, where no such exterior seating for the service of alcohol has ever previously existed, and where residents live immediately above and adjacent to the proposed exterior seating, with Perry Street being a very narrow roadway, the sidewalk not being of appropriate depth to accommodate the numbers of seats proposed, and the service aisle, while also allowing for the proper passage of pedestrians; and,
- v. Whereas,** there was substantial opposition to this Application from residents living on Perry Street and on Hudson Street, as well as the local block association, the objections raised primarily focused on the substantial number of exterior seating for one location, as well as the use of roadbed seating on such a narrow roadway, with the numbers of exterior seating on Hudson Street being overwhelming, the immediate area already being inundated with licensed premises next door and within the same building, with all four storefronts on Hudson Street

within this same building being for the service of alcohol, the Applicants when confronted with these objections not being willing to compromise sufficiently as to the numbers of exterior seats on the sidewalk or forgo seating in the narrow roadway; and,

- vi. **Whereas**, no one appeared in favor of the application from the Community; and,
- vii. **Whereas**, legitimate questions having been raised about the significant impacts caused by the excessive number of patrons being served alcohol to the above-referenced exterior areas surrounded by residences, where no such service has ever existed previously, with this part of Hudson Street already being overwhelmed by the service of alcohol to the sidewalks and roadbeds running along this roadway, and the method of operation for this particular application as a wine bar being one focused on the service of alcohol, there being so many other wine bars already sited within this area, and throughout Greenwich Village; and

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the Restaurant Wine License application for **Parcelle 522 Hudson LLC d/b/a Parcelle, 522 Hudson St. 10014**; and

**THEREFORE BE IT FURTHER RESOLVED** that should this application be considered by the NYSLA, CB2, Man. respectfully requests that this item be Calendared to appear before the Full Board of the SLA before any license, temporary or otherwise is issued to this Applicant.

**6. Super Rich NY Corp 260 6th Ave 10014 (OP–Restaurant)**

- i. **Whereas**, the Applicant and Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committee to present an application to the NYS Liquor Authority for a new On-Premises Liquor License to operate a full-service Thai restaurant in the ground floor of two six (6)-story, R7-2/C1-5-zoned, walk-up buildings (c. 1988, 2003) on 6<sup>th</sup> Avenue between Bedford and Bleecker Streets (Block #526/Lots #11 and 14), these building falling within NYC LPC’s South Village Historic District; and
- ii. **Whereas**, the ground floor premises is approximately 3,800 sq. ft. with approximately 1,800 sq. ft. on the ground floor and 2,000 sq. ft. in the basement, the basement being accessed by an interior stairway and being used for storage only with no patron use; there will be 26 tables with 54 seats and two (2) bar with eight (8) seats for a total patron occupancy of 62 seats; there are three (3) entries which will serve as patron ingress and egress and two (2) bathrooms; and
- iii. **Whereas**, the hours of operation will be Saturdays to Sundays from 11:30 AM to 12 AM Sundays through Saturdays (7 days a week), music will be quiet, ambient recorded background only; there will be no dancing, DJ’s, live music, no promoted events or scheduled performances, no cover fees, and no televisions; and
- iv. **Whereas**, there will be a sidewalk café located adjacent to the building leaving a clear path of 8' and consisting of approximately 24 tables and 48 seats adjacent to the building; all sidewalk seating will end at 10 PM Sundays through Thursdays and 11 PM Fridays and Saturdays; and

- v. **Whereas**, the storefront premises was previously operated with an On-Premises license for 41 years as [Da Salivano](#) (SN# 1028415) followed by Alta Cucina 2 LLC dba Avena Downtown, SN# 13311601 from 2018–2022; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the “Method of Operation” of the On-Premises Restaurant License, with those stipulations as follows:
1. The Applicant will operate a full-service Thai restaurant with full menu items available until closing every nights.
  2. The hours of operation will be Sundays to Saturdays from 11:30 AM to 12 AM every day/night.
  3. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  4. Will not operate a backyard garden or any outdoor area for commercial purposes except for a sidewalk café situated on the sidewalk adjacent to the storefront and complying with all outdoor dining and sidewalk regulations. No exterior music, speakers or TVs
  5. No roadbed seating.
  6. All outdoor seating will close no later than 10PM Sundays through Thursdays and 11PM Fridays and Saturdays. All tables and chairs will be removed from the sidewalk or secured adjacent to the building at this hour. No exterior music, speakers or TVs.
  7. Will play quiet ambient recorded background and live music only. No music will be audible in any adjacent residences at any time.
  8. All doors/windows will be closed at all times.
  9. Will not have televisions.
  10. Will close all doors and windows at all times, allowing only for patron ingress and egress.
  11. Will close all doors and windows at 9PM every night, allowing only for patron ingress and egress.
  12. Will not have any buyouts of the entire restaurant.
  13. Will not have patron occupancy/service to any portion of the basement of licensed premises.
  14. Will ensure door to residential area of cellar is alarmed and used only for emergency egress.
  15. Will not make changes to the existing façade except to change signage or awning.
  16. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
  17. Will not have unlimited drink or unlimited food and drink specials. It will not have “boozy brunches” and will not sell pitchers of beer.
  18. There will be no “bottle service” or the sale of alcohol by the bottle, except for beer and wine products.
  19. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
  20. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.

21. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
22. Will appear before CB2, Man. for alteration to license prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

vii. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest and public convenience would be served by the granting of a liquor license at this location where there already are a significant number of licensed establishments in Community Board 2 and in the immediate area, there being **112 active licensed premises** within 750 feet of the subject premises, in addition to 11 pending licenses, the hours of operation being reasonable, the Applicant executing a stipulations agreement with Community Board 2 Manhattan for the sole purpose of establishing public interest; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for new On-Premises Restaurant Liquor License in the name of **Super Rich NY Corp 260 6th Ave 10014** **unless** the statements presented by the Applicant are accurate and complete and that all the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

**Vote:** Unanimous in favor (6–0)

7. **142 Carriage House LLC dba Carriage House NYC 142 W 10th St 10014 (OP–Restaurant) (Class Change) (Appearance Waived)**

- i. **Whereas**, the Applicants and the Applicant’s Attorney originally appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 in November/2021 to present an application to the NYS Liquor Authority for a new On-Premises Restaurant Liquor License to operate a fine-dining restaurant specializing in American cuisine in a R6 zoned, four-story mixed-use building constructed in 1887 on W. 10th St. between Waverly St. and Greenwich Ave. (Block #610/Lot#7502), and located in the Greenwich Village Historic District; and
- ii. **Whereas**, at that time the Applicant executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan which would be incorporated into the “Method of Operation” of the On-Premises Restaurant Liquor License; [CB2, Manhattan unanimously recommended approval of the license](#), in addition to signing a stipulation agreement with West 10<sup>th</sup> Street and Greenwich Avenue Neighbors Block Assn; and
- iii. **Whereas**, in July/2022 the Applicant’s Attorney re-submitted a new 30-day notice for a Restaurant Wine license with all other aspects of the application being identical to what was presented to CB2 originally, the reason for the downgrade in license class was due to the backlog at the NYSLA, the class change permitting the Applicant to obtain a temporary license in a more timely manner, the Applicant having also informed the block association of their intentions and gaining their support; CB2 Manhattan taking no further action on the

matter as all parties believed that the NYSLA would honor the originally signed stipulations agreement for the On-Premises Restaurant Liquor License which had been executed in November/2021; and

- iv. **Whereas**, the Applicant’s Restaurant Wine license has been conditionally approved and the Applicant has been operating at the location with a temporary license (SN#1371524), their final RW license being held up waiting for a signed agreement with CB2, Manhattan for the Restaurant Wine license, stipulations having been signed and a resolution recommending approval of their Restaurant Wine license being unanimously approved at last month’s CB2 full board meeting, the Applicant received their Restaurant Wine license; and
  
- v. **Whereas**, there being no change in principals or method of operation from the original application which was heard in November/2021, the block association remaining in support of the application, the Applicant has executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the “Method of Operation” of the On-Premises License, with those stipulations as follows:
  - 1. The premises will be advertised and will operate as a full-service restaurant specializing in New American cuisine and employing fine dining techniques from France and Italy.
  - 2. The hours of operation will be from 4:00 PM to 11:00 PM Sundays, Mondays, Wednesdays, and Thursdays, and 4:00 PM to 12:00 AM on Fridays and Saturdays. The business will be closed on Tuesdays. The premises will open no later than the stated opening time and no patrons will remain after the stated closing time.
  - 3. The Applicant will operate a full-service restaurant, specifically a fine-dining restaurant specializing in New American cuisine and employing fine dining techniques from France and Italy, with the kitchen open and the full menu available until closing every night.
  - 4. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  - 5. It will not operate a backyard garden or any other outdoor area for commercial purposes, including a sidewalk café and there will be no roadbed seating.
  - 6. It will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
  - 7. There will be no televisions.
  - 8. The Applicant will not install or have French doors, operable windows or open façades.
  - 9. It will keep all doors and windows closed at all times, allowing only for patron ingress and egress.
  - 10. There will be no patron occupancy/service to any portion of the basement of the licensed premises.
  - 11. It will not make changes to the existing façade, except to change the signage or awning.
  - 12. It will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
  - 13. It will not have unlimited drink or unlimited food & drink specials. It will not have “boozy brunches” and will not sell pitchers of beer.
  - 14. There will be no “bottle service” or the sale of alcohol by the bottle, except for beer and wine products.



15. The Applicant will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. It will not change any of the business' principals prior to submission of the original application to the SLA.
17. It will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for a On-Premises Restaurant License in the name of 142 Carriage House LLC d/b/a Carriage House, 142 West 10<sup>th</sup> Street 10014, **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the "Method of Operation" of the NYSLA Liquor License.

**Vote:** Unanimous in favor (6–0)

- 8. West 14th Tavern Corp fka Entity to be formed by John Cutillo 234 W 14th St 10011 (OP–Tavern) (*Appearance Waived*)**
  - i. Whereas,** the Applicants and the Applicant's Attorney originally appeared before Community Board 2, Manhattan's SLA Licensing Committee #2 in [June/2022](#) to present an application to the NYS Liquor Authority for a new On-Premises Tavern License to operate a tavern in in a basement level storefront located in a five-story apartment building (circa 1926) on West 14th Street between Seventh and Eighth Avenues in Greenwich Village at which time CB2, Manhattan recommended approval of the application; and
  - ii. Whereas,** the Applicant renotified CB2, Manhattan due to a change in the Licensee name from Entity to be formed by John Cutillo to West 14<sup>th</sup> Tavern Corp and because they had made a clerical error and failed to check of that they would have security on their 30-day notice, a matter they had disclosed to CB2 at the time and is reflect in the stipulation agreement which was executed with them.
  - iii. Whereas,** there being no changes to the application that was presented in June/2022 aside from the change in Licensee name, no change in principals or method of operation, the Applicant re-signed the same stipulation agreement with CB2, Manhattan under the new licensee name with those stipulations as follows:
    1. The premises will be advertised and operated as a tavern.
    2. The hours of operation will be Sunday to Thursday from 12 PM to 2 AM, Fridays and Saturdays from 12 PM to 4 AM. All patrons will be cleared and no patrons will remain after stated closing times.
    3. Will not operate a backyard garden or any outdoor area for commercial purpose including any sidewalk café and/or roadbed seating operating under the Open Restaurants program.

4. Will play quiet ambient recorded background music only within interior. No music will be audible in any adjacent residences anytime.
5. Will install soundproofing (ceiling and walls throughout).
6. Will obtain letter of no objection or proper certificate of occupancy permitting eating and drinking prior to opening.
7. Will not install or have French doors, operable windows or open facades.
8. Will close all doors & windows at all times.
9. Will have no more than 6 TVs.
10. No smoking or lingering in front of adjacent residential building (238 West 14<sup>th</sup> Street).
11. The premises will not have DJ's, dancing, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
12. There will be no all you can eat/all you drink special or boozy brunches, or pitchers of beer.
13. There will be no "bottle service" on the sale of bottles of alcohol except for the sale of bottles of wine products.
14. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.
15. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
16. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for a On-Premises Tavern License in the name of **West 14th Tavern Corp fka Entity to be formed by John Cutillo 234 W 14th St 10011**, **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the "Method of Operation" of the NYSLA Liquor License.

**Vote:** Unanimous in favor (6–0)

9. **Take Me to the River 22 LLC dba Next Door 22 Greenwich Ave. 10011 (TW–Bar/Tavern)**  
*(Appearance Waived)*
  - i. **Whereas**, the Applicants and the Applicant's Attorney originally appeared before Community Board 2, Manhattan's SLA Licensing Committee #2 in [August/2022](#) to present an application to the NYS Liquor Authority for new Tavern Wine License to operate a raw bar focused restaurant and wine bar on the ground floor of a C1-6-zoned, three (3)-story mixed-use building (c. 1839, altered 2011) on Greenwich Avenue between West 10<sup>th</sup> and Charles Streets (Block #606/Lot #6) the building falling within NYC LPC's designated Greenwich Village Historic District, which CB2, Manhattan unanimously recommended approval of the application at their [September/2022](#) full board meeting; and
  - ii. **Whereas**, the Applicant sent renotification this month to include a Temporary Retail Permit, there being no other changes to the application, no new stipulations were provided and appearance was waived; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for a On-Premises Tavern License in the name of **Take Me to the River 22 LLC dba Next Door 22 Greenwich Ave. 10011**, **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA Liquor License.

**Vote:** Unanimous in favor (6–0)

**10. Compass Group Inc (parent company of Restaurant Associates Inc) floors 1-4, 6, 9, 12 550 Washington St 10014 (OP-Catering Facility) (*Appearance Waived*)**

- i. Whereas,** the Applicants and the Applicant’s Attorney originally appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 in April/2023 to present an application to the NYS Liquor Authority for a new On Premise Catering Liquor License on multiple floors (1-4, 6, 9 & 12) of a recently built twelve story office building that will be occupied by Google LLC, the building taking up a city block on Washington Street but also facing Houston Street and the West Side Highway across from Pier 40 in Hudson Square; and
- ii. Whereas,** at its [April full board meeting](#) CB2, Manhattan unanimously recommended approval of the license(s); and
- iii. Whereas,** the Applicant sent renotification because the NYSLA was requesting them to amend the Licensee name to that of the parent company, Compass Group Inc., there are no changes to any of the premises details or method of operation; they have executed updated stipulations reflecting the new Licensee name, all else remaining the same, with those stipulations as follows:
  1. The premises will offer catering services for the offices of Google LLC during daytime working hours.
  2. The hours of operation will be from 8:30 AM to 3:30 PM every day, Sunday to Saturday.
  3. The Premises will not operate as a Lounge, Tavern, or Sports Bar or allow any portion of the premises to be operated in that manner.
  4. Service of alcoholic beverages will be conducted from the interior of building only. Alcoholic consumption will be permitted at/to exterior locations on the 4<sup>th</sup>, 6<sup>th</sup> and 12<sup>th</sup> floors but the service of alcohol from any exterior areas of the building will be prohibited; there will be no bars, stand-up or service in any exterior areas of the building. No sidewalk or roadbed seating.
  5. The Applicant will play quiet ambient recorded background music only; no exterior music—no music will be audible in any adjacent residences at any time.
  6. It will comply with the NYC Department of Buildings Regulations & and keep current at all times required Permits & Certificates.
  7. It will not have unlimited drink or unlimited food & and drink specials; it will not have “boozy brunches” or serve pitchers of beer.

8. There will be no bottle service or the sale of alcohol in bottle form, except for the sale of bottles of beer, cider, and wine products purchased from the grocery area for consumption outside of the store.
9. It will not have any of the following: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or metal barricades, or security personnel/doorman.
10. It will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
11. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for a new Restaurant On Premises Liquor License to **Compass Group Inc (parent company of Restaurant Associates Inc) floors 1-4, 6, 9, 12 10014** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the SLA Catering On Premise License.

**Vote:** Unanimous in favor (6-0)

## **11. New Business**

### **Follow up to CB Resolution on NYC Council Bill (Int 0160-2022)**

- i. **Whereas**, Al Fierstein, one of the most respected sound consultants in New York City who is well-known to CB2 as he is frequently hired by restaurants, bars and clubs to design their sound proofing and sound systems in addition to also being hired by residents to address ongoing noise issues and noncompliance with NYC noise codes, appeared again at this month’s committee meeting to follow up on [NYC Council Bill Int 0160-2022](#) which would revise the NYC Noise Code and which was heard before NYC Council Committee on Environmental Protection, Resiliency and Waterfronts on October 16, 2023 and laid over by Committee; and
- ii. **Whereas**, Mr. Fierstein gave a demonstration to Councilmember Robert Holden, who is one of the sponsors of the bill, which he felt was very effective, that changes have been made to the bill but that those changes are still not good enough and urged the committee to reach out to our Councilmembers to voice our concerns over the bill; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan remains deeply concerned about these proposed changes to the NYC Noise Code and would urge New York City Council to oppose this bill unless the recommendations of Mr. Fierstein have been incorporated into the Bill Int 0160-2022 in their entirety.

**Vote:** Unanimous in favor (6–0)

**THE FOLLOWING ARE RESOLUTIONS FOR ALL APPLICANTS THAT WERE LAID OVER, WITHDRAWN, OR DID NOT APPEAR AT THEIR REQUESTED HEARING:**

**12. Grey Dog Carmine Inc dba The Grey Dog 49 Carmine St 10014 (OP-Restaurant) (Convert 16' service bar to customer bar with 8 seats)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on November 9, 2023, the Applicant requested **to withdraw** this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and

**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **Grey Dog Carmine Inc dba The Grey Dog 49 Carmine St 10014 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous in favor

**13. Slutty Vegan Inc, 280 Bleecker St 10014 (TW-Bar/Tavern)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on November 9, 2023, the Applicant requested **to withdraw** this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and

**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **Slutty Vegan Inc, 280 Bleecker St 10014 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous in favor

**14. ReBoot West Village LLC, 101 7th Ave South 10014 (RW-Restaurant) (Sidewalk café)**

(previously unlicensed)

**Whereas**, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on November 9, 2023, the Applicant requested **to lay over** this application to December/2023 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **ReBoot West Village LLC, 101 7th Ave South 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous in favor

**15. Aramark Services Inc 225 Varick St, 12th Fl 10014 (RW-Catering Facility) (TRP) (entire 12th floor)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on November 9, 2023, the Applicant requested **to lay over** this application to December/2023 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **Aramark Services Inc 225 Varick St, 12th Fl 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous in favor

**16. AV 7th Ave LLC dba All'Antico Vinaio 89 7th Ave S 10014 (RW-Bar/Tavern) (TRP) (Sidewalk Cafe)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on November 9, 2023, the Applicant requested **to lay over** this application to December/2023 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting

prior to any filings with the NYSLA should they proceed; and

**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **AV 7th Ave LLC dba All'Antico Vinaio 89 7th Ave S 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous in favor

**17. Guliani Group Inc dba Laliko Georgian Bistro 80 Carmine St, Unit 2 10014 (RW-Restaurant) (TRP)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on November 9, 2023, the Applicant requested **to lay over** this application to December/2023 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **Guliani Group Inc dba Laliko Georgian Bistro 80 Carmine St, Unit 2 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous in favor

**18. Officina 1397 LLC 92 7th Ave South 10014 (OP-Bar/Tavern) (TRP)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on November 9, 2023, the Applicant requested **to lay over** this application to December/2023 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **Officina 1397 LLC 92**

**7th Ave South 10014 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous in favor

Respectfully submitted,

Donna Raftery, Chair, SLA Licensing Committee  
Community Board 2, Manhattan